



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
9.		Favor	Adriana Santos	Please pass a law that will all non fault evictions throughout all of Los Angeles County. Many families are suffering. Thank you.
			Alexis Aceves	LA County Board of Supervisors, Tenants across Los Angeles are here today to demand that you take immediate action to protect tenants in our county by implementing an eviction moratorium and rent freeze. We demand that you seize LA's hundreds of thousands of empty units so that we can house every person who has lost their homes due to the Eaton, Hurst, Sunset, and Palisades wildfires, and house every person who lost their home due to landlord greed and government failure before the latest crisis. 10,000 households have been displaced over these last two weeks. Entire neighborhoods have been erased, and the fires are still burning. At a moment where we need our local government to respond swiftly to disaster, no adequate protections or relief have been extended. Instead, the Board of Supervisors will vote today to deregulate short-term rentals like AirBnB, once again passing responsibility to the same private market creating homelessness and environmental catastrophe. With so many houses destroyed and more people looking for fewer apartments, we are already seeing landlords exploit this crisis, rent-gouging on vacant units and beginning their eviction campaigns. All the while the people of our city are losing income in the face of imminent rent increases during one of the most destructive ecological and health disasters in our city's history. Supervisor Horvath, you represent the thousands of people in Malibu, Palisades, Hollywood, and San Fernando who have lost their homes. We demand that you introduce a motion for a full eviction moratorium and rent freeze so nobody else in our county has to lose theirs. Signed, Los Angeles Tenants Union
			Allanhy Ceballos	
			Alyssa Michek	People affected by wildfires need and deserve protection and help!



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			The following individuals submitted comments on agenda item:	
9.		Favor	amanda white	<p>Hello my name is Amanda White. I'm a member of the Keep LA Housed Coalition. I live in LA County and I would like to comment on item 9.</p> <p>Many of my friends lost their homes to the fires. Their lives have been upended, and will continue to be for some time. They deserve a sliver of security and peace. As a home owner myself, I can't imagine the fear they feel. No one deserves that.</p> <p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires.</p> <p>Thank you.</p>
			Amelia DeFosset	Given the unprecedented disaster, I call on the BOS to do the fundamental work of government and provide essential safety net protections to keep impacted folks housed and off our streets.
			Andrew Dilts	
			Andrew Specht	This is absolutely critical, and should not even be up for debate. IF the City of Los Angeles itself cannot provision sufficient money for merely meeting fire-impacted citizens need to pay their _rent_, much less housing itself for those whose policies were illegally canceled by State Farm and the like, then this motion is necessary, full stop.
			Angel Gomez Alegria	
			Anthony Araujo	
			Arabella Anderson	
			Arnulfo J Alvarez Mejia	Please keep workers affected by the wildfires housed.
			Ashley Ramsey	People have lost their homes, jobs, and more and they need help. We need tenant protections that will protect our unhoused. Please vote in favor of keeping wildfire impacted workers housed!
			Beth R Ribet	It is essential in this moment, as Angelenos recover from a devastating disaster, that all affected renters have protection from eviction.
			Bianca Cockrell	Keep people housed.
			Brian M Dyer	The devastating fires have destroyed thousands of homes, one of my friends lost his home and everything but the clothes on his back to the fires. Even though the fires have been put out people are still losing their homes, not due to a natural disaster but to greed. LA County needs eviction protections now more than ever to prevent more people from losing their homes.
			Brian Michael Doherty	Strongly in favor of this item.



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9.		Favor	Brit Kinnard	This must pass. Stop the violence against the people!
			Cameron Roper	We desperately need eviction protections. No one else should lose their homes as a result of the fires. So many of our members and my friends have lost work due to the fires and making rent is increasingly difficult.
			Carlie Kinnear	
			Casey Burr	Before the fires there were ALREADY nearly 4500 eviction cases filed each month and 75,000 unhoused people in LA County. The crisis will get worse unless strong protections are passed.
			Celeste Kessler	The recent wildfires have had catastrophic effects on our county and we need to do all that we can to try to mitigate this disaster. We need an immediate eviction moratorium so that not one more person loses their home and this needs to extend to everyone. I personally know dozens of people who have lost work due to the fires and now are in fear of losing their homes. An eviction moratorium is the most effective way of ensuring no one else ends up on the street because of these fires. I also demand that we seize all vacant units/homes to house those who have already lost their homes due to the fires as well as those who lost their homes even before the fires.
			Charlie Markham	
			Chelsea Ramirez	This is a dire need for many people affected by the wildfires. To not protect them is a disservice and cruelty



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9.		Favor	Christina Boyar	<p>Please support Supervisor Horvath's motion instructing DCBA to draft an ordinance providing tenants affected by the fires in LA County with temporary eviction protections. This narrow, crucial protection is not a blanket eviction moratorium, has several qualifications and safeguards, specifies tenants must pay back any unpaid rent, and has very little chance for abuse (and to my knowledge there is not data of any sort of mass fraud committed by tenants when there were COVID emergency protections, and those protections were much broader than what's proposed here). This motion will undoubtedly prevent more people from falling into homelessness without negatively impacting landlords nor the housing market.</p> <p>It has now been six weeks since the fires started and there have already been thousands of evictions filed in the LA Superior Court system since that time.</p> <p>It is time to give tenants who lost their homes and jobs in the fires a chance to recover economically without the threat of being evicted.</p> <p>Please ensure a just recovery by voting yes on item #9!</p> <p>Thank you.</p>
			Claire B Smith	<p>These wildfires have wreaked havoc on the lives of so many. Loss of housing, loss of jobs, loss of income, and tenants should be able to rebuild their lives without the threat of becoming unhoused due to an unprecedented climate disaster.</p>
			Daniel Jimenez	



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9.		Favor	Daniel Kleiman	<p>My name is Daniel, organizer with the Burbank Tenants Union, and a member of the Keep LA Housed Coalition. I live in County District 5 and I would like to comment on item 9.</p> <p>[[If you have a personal story, tell that instead of this script and say you support item 9]]</p> <p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards, and tenants must pay back any unpaid rent. This is a narrow, crucial protection that will not be abused. Thank you to Supervisor Horvath and SD3 staffers for your efforts.</p> <p>Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The fires were over a month ago and affected tenants need support now.</p> <p>Thank you.</p>
			Danielle Gutierrez	<p>This has been one of the most devastating disasters in LA history. Tens of thousands of tenants are at their most vulnerable, and this is a step toward protecting them and the future of our city.</p>



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			The following individuals submitted comments on agenda item:	
9.		Favor	E R	<p>I am writing to express my strong support for the motion titled Keeping Wildfire Impacted Workers Housed. As a resident of Los Angeles County, I am deeply concerned about the widespread impact of the January 2025 windstorm and wildfire events. Many people in our community, including disabled individuals like myself, have been severely affected by these disasters and are struggling with the resulting financial hardships.</p> <p>Although I do not earn income through employment, the wildfires have still had a significant financial impact on me. As a disabled person, I rely on fixed benefits, and the loss of services, increased costs, and additional burdens caused by these events have further strained my ability to make ends meet. I am grateful for the motion's inclusion of tenants who may not be employed but are still facing financial difficulty due to the wildfires.</p> <p>The proposed protections for income-eligible tenants facing eviction due to wildfire-related financial loss are crucial in ensuring that vulnerable populations, including those of us with disabilities, are not pushed further into housing instability. I particularly appreciate the motion's provision for rent debt protection, as well as the consideration for tenants who have lost their source of income due to the wildfires. This protection will provide much-needed relief for those of us who rely on fixed incomes and benefits.</p>
			eduardo camacho	People have a universal right to housing and to evict them would be cruel.
			Eleanore M Studer	The city is already unliveably expensive and suffering after the strikes and post-COVID rental increase protections were removed. Two entire communities have been burned off the map and it will take years to recover. The best interest of the city is residents having time to rebuild, not landlords sweeping in to price gouge even more than they already do.
			Elijah Montez	
			Emily Hanson	
			Eric Webster	We need to protect workers and civilians who have been affected by the Los Angeles wildfires.
			Erica L Jackson	This is a horrible time to allow already high rent rates increase during a time of crisis AND a time of extended inflation on the cost of living. To increase rent right now is counterproductive to the housing initiative.
			Erika Zurflueh	We need the strongest possible anti eviction protections for tenants right now.
			Erin Callahan	Nobody should have to lose housing



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9.		Favor	Evan Edmiston	Simply put, when a natural disaster occurs, we're all affected by it. The fires have not only led to displacement of people from their homes, but also losses to livelihoods and hikes in rent (of which 64% of LA residents are, tenants). With our homelessness epidemic already exacerbating, the solution is to keep people in their homes not send them to the streets. People are already bearing the rising costs of housing and losses to their jobs, landlords can lose a few extra bucks. We're all sacrificing here.
			Evelyn Mosby	We need this as the entertainment industry workers and all workers or individuals have suffered as a result of the fires and housing is already hard to come by as well as work when this city which revolves around the industry has been beaten beyond recognition at this point. It helps those who are trying to find any type of work.
			Gabriel I Castillo	Workers impacted by the January fires deserve to keep their housing.
			I-CHING LAO	
			Ian Warren	Urging you to act in support of and prioritize those impacted in a time of crisis.
			Isabela M Hoban	These basic protections are critical to support vulnerable residents during a county-wide crisis. Government means NOTHING if we can't take care of people during an incredibly difficult time of their lives. We must help people through this year and beyond.
			James J Russell	We have seen historic looting in the face of this disaster. The looting is out of control and being done by landlords. Stop them price gouging people already living paycheck to paycheck to fill their bloated Gucci suit pockets. Do not take the concerns of these slumlords seriously who already are on their 7th business property, 4th house, and 3rd wife. Vote for the people, and vote in favor of rent and eviction freezes
			Jamie Padilla	I know a number of people who've lost work on account of the wild fires and are now struggling to stay in their homes. More protections are urgently needed!
			Jamie A Gallo	I grew up in Altadena. My childhood home magically survived, although my parents were temporarily displaced, an outcome we are grateful in the grand scheme of such devastation across our town. I lost income due to the fires as one of my work places burned down. Even for those who no longer live in Altadena the fire's ramifications persists. Nobody should fear losing their house if their work has been impacted by the fires. We need a rent freeze NOW. Folks who have lost their homes face incredibly high rents to lease new properties. Homeowners whose houses survived are threatened with a loss of insurance coverage. The LA County Board of Supervisors needs to take steps to protect the residents of Los Angeles from further displacement.



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9.		Favor	Janet Ratz	I am in favor of keeping impacted workers housed and no one should lose their home. People need to be protected and stayed housed. It is a good move not just on an ethical level but big picture financially down the road. We need eviction protections for all of Los Angeles County. Thank-you.
			Jasmin Palacios	Please provide housing solutions before carelessly allowing tax paying families to be evicted
			Jem Unger Hicks	It is critical that we ensure our community does not suffer any further from the devastating wildfires. Please pass item #9.
			Jennifer Rivas	
			Jeremy A Fuster	Thank you to Supervisor Horvath for creating this motion, "Keeping Wildfire Impacted Workers Housed." The impacts of the wildfires on our economy are going to continue to ripple out in the months and years to come, and the affordability crisis gripping Los Angeles will continue to worsen. This motion will give so many housekeepers, childcare workers and gardeners who worked in the homes destroyed by the wildfires a lifeline to avoid ending up on the streets and has guardrails to avoid fraud. There will be no full barrier against the economic and housing hardships to come, but this is an essential tool to mitigate the damage.
			Jessica Flores	For basic safety protections for individuals
			jo a pimienta	Hi! Homeowner here. Thank you for your time. I'll keep this simple: Help the most vulnerable. Help the most in need. In order to do so, you can pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants own the LA County. This will be a huge relief to those impacted by the fires. Thank you.
			Jocelyne Sanchez	The January fires have completely devastated the city, leaving thousands of people unhoused and economically vulnerable due to loss of jobs/income. As people work hard to rebuild their lives, they deserve common sense tenant protections like the ones offered in this measure.
			Joseph Zatkovich	If we don't do this, the city will collapse because the lifeblood of the city will be forced out.
			Joseph L Mayer	Evictions are the root cause of homelessness, and vulnerable renters whose income was impacted by the historic wildfires deserve robust and absolute protection from not only eviction but any exploitation including rent raising predicated on this emergency.



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9.		Favor	Juan P Lamata	<p>Hello my name is Juan Lamata. I'm from the California Faculty Association, I'm a delegate to the LA Federation of Labor, I'm a member of DSA-LA, and am a member of the Keep LA Housed Coalition. I live in LA County. I would like to comment on item 9.</p> <p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards, and tenants must pay back any unpaid rent. This is a narrow, crucial protection that will not be abused. Thank you to Supervisor Horvath and SD3 staffers for your efforts.</p> <p>Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The fires were over a month ago and affected tenants need support now.</p> <p>Thank you.</p>
			Julia Hatten	Renters in Los Angeles County have been in crisis long before the wildfires of this past January, but now more than ever, we need protections. Freeze rent, ban evictions, and let's make sure every person in this county is housed and safe.
			Kait Murphy	



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9.		Favor	Katie Clark	<p>My name is Dr. Katie Clark, and I'm an organizer with the Altadena Tenants Union. I strongly urge the Board to vote in favor of this item.</p> <p>I have been an Altadena resident and renter for the past fifteen-plus years, and like many, I lost everything in the Eaton Fire in early January. Since then, like many renters, I have watched the recovery process largely sideline tenants, while my neighbors and I are struggling to find housing in a deeply unaffordable housing market, working to navigate cleaning and remediation processes with unresponsive or openly hostile landlords, often while facing illegal evictions or unlawful rent increases. Many tenants are being forced to pay double rent, and others are slipping rapidly towards homelessness.</p> <p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. This is truly the minimum the County should do to extend protections to residents whose lives have been devastated by these fires.</p> <p>On behalf of the Altadena Tenants Union, I encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The past forty-two days have been incredibly challenging for tenants in Altadena - and for all of us in the Altadena community - and we are asking for your help. Do not abandon renters.</p> <p>Thank you.</p>
			Kayla Hardy	
			Keegan Guizard	
			Kyla Lendroth	<p>People should not fear eviction in wake of a natural disaster. Protect your citizens. It is the only humane and compassionate option. Don't prioritize profits over people!</p>
			Kyle Nelson	<p>Hello my name is Kyle Nelson, a policy analyst from SAJE and longtime member of the Keep LA Housed Coalition. I live in SD3 and I would like to comment in enthusiastic support of item 9.</p> <p>First, just consider the name of this item: "Keeping Wildfire Impact Workers Housed." Imagine this being a controversial item! And yet, we have seen hundreds of landlords oppose this measure in the City and have heard about hundreds of the same landlords are already opposing this measure in the County. We have heard every bad faith argument in the books as thousands of evictions have already been filed in LA's courts since the fires began in early January and as there still are no temporary eviction protections for renters who lost their homes and jobs in these devastating fires.</p>



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I urge the Board to pass the motion authored by Supervisor Horvath without amendments and for many reasons. Perhaps most importantly, you should pass this motion because you should avoid mistaking the bullying and misinformation tactics of the California Apartment Association and Apartment Association of Greater Los Angeles as good faith opposition.

As written, Supervisor Horvath's motion will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards to prevent fraud, and, as is the case in any eviction lawsuit, tenants will owe landlords any unpaid rent. This is a narrow, crucial protection that will not be abused.

Any sort of spin to the contrary not only insults your intelligence as longtime Los Angeles politicians, but it is an insult to the thousands of renters across Los Angeles County who have lost their jobs and their jobs in these fires. This opposition is an insult to the County's legislative process and a cynical appropriation of grassroots support in the name of denying vital temporary eviction protections to renters affected by these fires.

Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible.

Thank you to Supervisor Horvath and SD3 staffers for your efforts, and I'm hoping that as of tomorrow afternoon I have a reason to thank you -- Supervisors Mitchell, Solis, Barger, and Hahn -- for standing up for your constituents in the face of appalling levels of misinformation coming from the landlord lobbies and their members.

Whatever you do, please do something. I personally hope that something includes passing item 9 without amendments. But remember that the fires were over a month ago and affected tenants, your constituents, need your support now more than ever.

Thank you.

Larry Gross

I am writing on behalf of the Coalition for Economic Survival (CES) to strongly urge the Board's swift approval of Supervisor Horvath's motion to extend eviction protections for LA County tenants impacted by the wildfires.

This isn't a complete eviction ban; it includes conditions and protections, and renters owe any missed rent.

The Board is obligated to fully protect displaced renters and those who lost their jobs because of the fires.



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	CES ask you to vote YES and pass this motion.
Leora Mosman	My name is Leora Mosman and I was born and raised in Altadena and became a first-time renter there in September 2024. Like so many Altadena renters, I have felt completely abandoned by local and state officials in the aftermath of the Eaton Fire. Without strong tenant protections, emergency relief, and renter protection enforcement from authorities, hundreds of Altadena renters are at risk of being permanently pushed out of Altadena or made homeless. While my apartment was left standing despite being surrounded on all sides by structures that burned entirely to the ground, my landlord, like so many other landlords, has been completely unresponsive and has ignored our pleas for information and a proper remediation process. My neighbors who lived for decades in a rent-controlled building that burned down have been left with zero support to find new housing, and some of them are now living out of their cars or between friends' houses - including seniors. My partner and I are now in our fourth hotel while we continue to pay rent for a unit that is entirely uninhabitable, with no information about when or if this limbo might end. Without guidance from the County, Altadena renters have been abandoned and left victim to the greed and inaction of their landlords. Please do not forget about renters. In addition to Altadena homeowners, we are a vital part of the Altadena community and have been here for years, if not decades. Help and protect us.
Linda Owen	
Lindsey Ortega	no one should lose their homes because of these fires, we need eviction protections to prevent more displacement of working class and low income tenants
linus schamski	
Liz Dury	We had a massive homelessness crisis in this city before the fires, and now that natural disaster has become an extra housing crisis on top of our already unsustainable one. We cannot afford to allow landlords to gouge us tenants for rent and/or to put even more folks out on the street. It's already expensive and difficult to get someone experiencing homelessness into housing, we simply cannot afford to allow more tenants to become homeless. Strong tenant protections do not require new government expenditures and are the bare minimum that we need to keep people in this city housed in the wake of this massive crisis. If we don't protect tenants today then our city will be paying much more to deal with the same problem for years and years to come.
Lupita Limon Corrales	Thousands of households have been displaced due to the wildfires, crowding these new tenants into a rental market that already produces 4,500 evictions a month. Landlords are taking advantage of the latest crisis to jack up rents and to displace and replace tenants with those who can afford to pay more. Meanwhile, thousands of people have lost income, businesses have burnt down or laid off employees, and the full economic impact is yet to be understood. The County must take all precautions possible to keep tenants



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	from losing their homes, or risk seeing homelessness double in the region, which is what happened after Maui's wildfires due to government inaction.
Maria Romero	We want to support them.
Marine Minasyan	
Marisa Prietto	
Mary Sullivan	I urge the council to stand for what is right and just. We have not fully recovered from the devastating impact of these fires. The cost to human life is still unknown. Across LA county people jumped into action to feed, clothe, and help neighbors. For people to be in threat of losing their housing right now shows the absolute failure of this "disaster" response. Do the right thing and vote yes.
Mayra Urquilla	Tenants have lost homes and jobs in the fires! Tenants protection for all! Vote Yes! On item #9.
Megan Moloney	
Michael Lopez	Tenants are some of the most vulnerable people in Los Angeles, barely clinging onto housing. Losing income during the fires has been devastating. Keep people housed.
Michael Shaw	This is a county-wide crisis demanding county-wide solutions. And because we are in a state of emergency. This motion must be passed. It's not strong enough to protect the most vulnerable tenants, because it requires that tenants do a lot of paperwork to protect themselves. As usual, the tenants who most need the protections will fall through the cracks because of these onerous bureaucratic requirements. However, since the political class has so far refused to take action, we need to cement this set of protections, and then teach as many tenants as possible what to do to protect themselves. Given how hard the landlord class has fought back against every tenant protection since the COVID ones, winning this will be an important step.
Michelle Endo	
Michelle Khazaryan	Item #9 must pass. If this isn't passed, those who lost work because of the fires are at risk of losing their homes too. It has been a month and tenants still don't have protections. Los Angeles Tenants Union members lost work as housecleaners, as gardeners, as roofers, as caretakers. Businesses were destroyed in the Palisades and Altadena. This has caused a serious economic hit to working-class tenants across the county through no fault of their own. The county has a duty to ensure one crisis doesn't cause another. Any landlord claiming that this is an overreach doesn't understand it at all. It applies only to tenants who were directly financially affected by the fires and it requires them to pay back any debt they accrue. Before the fires there were ALREADY nearly 4500 eviction cases filed each month and 75,000 unhoused people in LA County. The crisis will get worse unless strong protections are passed.
Michelle Wang	Tenants deserve equitable housing and access to affordable rents. The



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	wildfires are having devastating effects on our entire community. Do no let the most vulnerable go underserved or unjustly unhoused by the means of tactful landlords and developers. Do right by the people of Los Angeles
Miranda Leibig	
Nan Lee	Please help keep families in their homes, and prevent homelessness! This is the ONLY humane choice. It is also fiscally responsible.
Nicholas Hon	<p>As a life long resident of Los Angeles County, its viscerally clear to me how interconnected the different areas and cities within the county are. My whole life has been spent around people commuting 2, or 3 hours to get to the only form of employment they've been able to find, to keep up with ever rising costs of rent, and other expenses. Workers drive from their homes in Lancaster to South Central to work, from Glendora to Downtown to clean an office building, from ALTADENA TO THE PALISADES.</p> <p>While this measure, onerous as it is to recieve the benefits of, is nowhere near the protection our neighbors need in order to survive the unfolding crisis created by the fires that broke out early last month, it is necessary to have SOMETHING, ANYTHING, for folks who need rent to pause to catch their breath, JUST LIKE WE DID DURING COVID.</p> <p>I am certain that the Board is aware of the precedent of freezing rent, and I assume you all understand the gravity of this situation. I except you will vote in favor of this motion.</p>
Nicholas Lampros	Bet Tzedek Legal Services supports this Motion to provide tenant protections for individuals financially impacted by the wildfires, as set forth in greater detail in the attached letter.
Nicholas Schwartz	
Nico Dregni	<p>Pass item #9. This is a very basic protection and basic common sense to pass it. If this isn't passed, those who lost work because of the fires are at risk of losing their homes too.</p> <p>It has been a month and tenants still don't have protections. LATU members lost work as housecleaners, as gardeners, as roofers, as caretakers. Businesses were destroyed in the Palisades and Altadena. This has caused a serious economic hit to working-class tenants across the county through no fault of their own. The county has a duty to ensure one crisis doesn't cause another.</p> <p>Any landlord claiming that this is an overreach doesn't understand it at all. It applies only to tenants who were directly financially affected by the fires and it requires them to pay back any debt they accrue.</p> <p>Before the fires there were ALREADY nearly 4500 eviction cases filed each month and 75,000 unhoused people in LA County. The crisis will get worse unless strong protections are passed.</p>
Nicole Volain	Hello my name is Nicole Volain and I'm from DSA LA and a member of the Keep LA Housed Coalition.I live in District 2 and I would like to comment on item 9.



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	<p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards, and tenants must pay back any unpaid rent. This is a narrow, crucial protection that will not be abused. Thank you to Supervisor Horvath and SD3 staffers for your efforts.</p> <p>Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The fires were over a month ago and affected tenants need support now.</p> <p>Thank you.</p>
Ogechukwu Okeke	<p>These wildfires were historically devastating and the economic impact on us workers cannot be ignored. All the while rent is expected to be paid when thousands have lost their income. Without eviction protections, the horror of these fires continue with thousands still in an emergency. Please pass this motion and commit to actually supporting victims of the LA wildfires.</p>
Olga Hernandez	
Olivia Aguilar	<p>Many renters across LA County have had their livelihoods turned upside down due to the fires that occurred county wide. As a renter myself from LA County I know that the current protections we have in place aren't enough to keep us secure in our homes so I'm asking all of you to vote YES on item #9 tomorrow.</p> <p>It should be illegal to evict tenants after what the people of LA County have gone through. These fires have disastrous effects well beyond the flames that burned throughout LA and evictions don't need to be on the minds of tenants who have already been hit the hardest.</p> <p>Please support Supervisor Horvath's motion instructing DCBA to draft an ordinance providing tenants affected by the fires in LA County with temporary eviction protections.</p>
Paige Johnston	
Patricia Morton	<p>I urge you to pass this motion. We are in an LA County-wide emergency and tenants must have protections to keep them housed. We cannot allow more people to become unhoused as a result of the fires. Thank you.</p>
Patrick Skinner	<p>Pass Item 9</p>
Paul Lanctot	<p>No more people should lose their homes because of the fires. Many of our members in the Los Angeles Tenants Union are facing the threat of eviction because they have lost work due to the fires. We need eviction protections now in order to keep tenants housed.</p>
Peter J Geiser	<p>This is critical to help protect LA's renters! please pass!</p>



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Raymond Popka	<p>Hello my name is Raymond. I'm a member of the Keep LA Housed Coalition. I live in Los Angeles county and I would like to comment on item 9.</p> <p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards, and tenants must pay back any unpaid rent. This is a narrow, crucial protection that will not be abused. Thank you to Supervisor Horvath and SD3 staffers for your efforts.</p> <p>Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The fires were over a month ago and affected tenants need support now.</p>
Rebecca Tsao	<p>I live in District 1 and I would like to comment on item 9.</p> <p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards, and tenants must pay back any unpaid rent. This is a narrow, crucial protection that will not be abused. Thank you to Supervisor Horvath and SD3 staffers for your efforts.</p> <p>Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The fires were over a month ago and affected tenants need support now.</p> <p>Thank you.</p>
Rene C Moya	<p>I'm asking the Board of Supervisors to vote YES on Item 9. I know roughly half a dozen families that have been directly impacted by the wildfires in Altadena and the Palisades, all of whom have struggled immensely to find longer-term temporarily shelter.</p> <p>And I've heard from a growing number of angelenos who are currently facing dire economic circumstances after losing their jobs working in the burn zones before the disaster.</p> <p>Angelenos need immediate relief to prevent this wildfire catastrophe from worsening an already acute housing crisis. That's why I'm urging you to vote YES on Item 9!</p>
Richard Biehl	<p>Nobody should lose their home because of these fires, we need eviction protections in place to protect the people affected by this natural disaster, Let's keep our city housed</p>
	<p>Though several</p>



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rose fairley	<p>have passed since our county first went up in flames displacing more than 10,000 households, many more are vulnerable due to lost work and the catastrophe of rising rents. Landlords are already taking advantage to displace the most vulnerable tenants out of a rental market that produces 4,500 evictions a month, and has left 75,000 people in the street. Research from HUD suggests that even a \$100 increase in rent leads to a 9% rise in an area's homelessness.</p> <p>You all represent thousands of families who have been impacted by the wildfires across your district, and can make a huge difference by issuing an eviction moratorium and rent raise freeze.</p> <p>You are capable of preventing further homelessness, displacement, and death, yet the County Board of Supervisors continues dragging its feet in protecting Los Angeles from further crisis. We demand that you show leadership and take action for your constituents, or you will be responsible for the next disaster.</p> <p>Sincerely, Rose Fairley Los Angeles Tenants Union</p>
Rose Lenehan	<p>This is a crucial basic step to protect workers and tenants impacted across the county. There is ALREADY an eviction crisis. There is ALREADY a homelessness crisis. It will get worse unless the county acts. The county must take bold steps to protect the most vulnerable tenants. This is NOT a bold step but it's a start. This should be the FLOOR, the baseline, for protections for tenants in the wake of one of the worst disasters in our region's history. Many, many members of the LA Tenants Union lost work in the fires - as housecleaners, nannies, gardeners, and other domestic workers. We desperately need these protections - and then much stronger ones.</p>
Sally Juarez	<p>No one should be evicted</p>
Sam Aguilar	<p>I am writing to urge the county board of supervisors to pass this motion as a first step to protecting the working class majority in LA County. Before the fires there were already nearly 4500 eviction cases filed each month and 75,000 unhoused people in LA County. This is a growing crisis that requires action now. People who live in LA County deserve better protections from homelessness and the BOS has the power and authority to make the right decision to support their constituents in a time of ongoing crises of homelessness and climate catastrophe.</p>
Sandra Layden	<p>Yes give a rent freeze for Los Angeles county citywide wildfires</p>
Sarah Cayer	
Sarah Goepfner	<p>The fires have caused too much devastation. Too many tenants have lost their employment and deserve their city to protect them and give them a chance to get back on their feet. We the people are watching you, and we will remember how you treat the most vulnerable in these times of crisis.</p>



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Shan Shaikh	
Shane Henson	<p>Hello, my name is Shane Henson and I am a legal aid attorney and public policy advocate at Inner City Law Center (ICLC). ICLC is a part of Keep LA Housed. I live in County District 2.</p> <p>I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards, and tenants must pay back any unpaid rent. This is a narrow, crucial protection that will not be abused. Thank you to Supervisor Horvath and SD3 staffers for your efforts.</p> <p>Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The fires were over a month ago and affected tenants need support now.</p> <p>Thank you.</p>
Shane Herr	Workers are people and people have rights to housing!! Landlord greed must stop!
sharon h rooth	please help keep people housed!
Sina Kramer	Thousands of people lost their homes to the fires, pouring into an already impossible housing market; thousands more lost their employment. None of these people deserve homelessness as a result of the fires, tragedy upon tragedy. Don't throw our neighbors away! We need eviction protections!
steph shaw	NO MORE EVICTIONS!!!!
Taavi Kirshenbaum	
Tara Frelander	
Theodore Griswold	We need tenant protections! Housing for people, not profit!
Tiffany Virgen	Pass item #9. This is a very basic protection and basic common sense to pass it. If this isn't passed, those who lost work because of the fires are at risk of losing their homes too. STOP EVICTIONS NOW!!!
Travis Gonzalez	Rent hikes during a natural disaster are deplorable and will have a net negative impact on the entire city.
Travis Read-Davidson	I support this item to provide protections for renters. Business interests are seeking to take advantage of the chaos and devastation that have resulted from these disasters. Without protections for renters, we will see our housing crisis exacerbated and the city and its residents will pay the price. Please remember who you represent: Angelenos who live and work in Los Angeles, not developers and property management corporations seeking to increase



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		profits.
	Vera Tykulsker	Tenants deserve protection! This is the least we can do in the face of such disaster.
	Vilma Santos	Please enact an eviction moratorium for all rentals in Los Angeles County.
	Wendy Lopez	Don't stop the help, the people need it!
	Zachary Fox	No one else should lose their home because of these fires! We need eviction protections NOW
Oppose	Adnan Aljammal	
	Ajay Garyali	
	Albert Sulam	I respectfully ask you to firmly oppose Item 9
	Aleks Navasardyan	
	Andy Hsieh	Plenty of assistance are already in place and this is subject to abuse by non impacted workers.
	Angela J Whiteway	If this item is regarding another eviction moratorium PLEASE do not do this to your housing providers!! They were under attack and massively hurt over the Covid nightmare and some have just barely managed to survive and now you want to hurt them again with a moratorium on eviction!! Please do not do this to the exact people who pay property taxes every year to help you with what you need to accomplish. I'm begging you to stop this attack on housing providers. Thank you
	Anna Shandra	
	ANTOINE BUI	
	BEENA S KHAKHRIA	
	Carmen Amiridis	Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.
	Carol Gilles	
	Carrie Mitchell	REALTORS® believe that rent control is a counterproductive policy response, which lowers housing affordability and availability, property maintenance and home values. Rent control in all forms, including eviction moratoria, discourage investment in rental housing construction, forces landlords to reduce maintenance of rental housing, and acts as a major negative stimulus to expanding or sustaining rental housing. Rent control and eviction moratoria also lower property values and erode property taxes.
	Cary T Kellems	We are a mom & pop landlords who count on our rental to help offset our retirement. Please oppose this and find other ways to accomplish your goals.



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Cassandra F Bolden	
Cecelia Peters	
Christiana Lane	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9</p>
Christina Amiridis	<p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p>
Claire Kim	<p>Dear Supervisor, I respectfully urge you to oppose Item 9. This proposal not only overreaches but also exploits the tragic wildfires for political gain by allowing renters countywide to avoid paying legally owed rent—with no verifiable proof required—for an entire year under an eviction moratorium. Housing providers are also our community members and constituents. They are grappling with inflation, skyrocketing insurance rates, rising taxes, and increasing maintenance costs. We cannot be expected to shoulder the burden of covering delayed rent payments, interest, or other legitimate costs associated with late rent for an entire year. Instead, the county should allocate its substantial current funding for aid and homelessness toward direct rental assistance, rebuilding initiatives, and efforts that genuinely help those truly affected. A broad, lengthy moratorium that is open to abuse is neither the right nor responsible solution. Please, do not further harm housing providers. LA County residents deserve effective housing policies that resolve our housing crisis—not exacerbate it. I urge you to vote NO on Item 9.</p>
Consuelo A Mentzos	



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Coral Sandoval-Eldred	I oppose this. People must be accountable to their contractual agreements. If they can't pay they need to leave. The city, county and state has gone beyond their duties of being accountable as well as holding people accountable to agreements. If an owner wants to allow them to stay without paying, then it should be their own decision. The government has not and should not be given authority for agreements between individuals. Stop butting in!!!!
Cris Molles	
David Dinnel	<p>Why are you attempting to bankrupt the owners who provide rental housing? Meanwhile, you any your monopolies (DWP, Edison, etc.) are allowed to have massive rate increases each year and yet, you prevent owners from collecting rent and paying their bills and maintaining their properties. Do you want rental properties to become slum properties and have owners to be forced under duress to become slum-lords? How to you expect property owners to pay all their property taxes, maintenance, utilities, etc. when you ban these people from being able to collect rent which enables them to take the revenue to pay for things like their property taxes, maintenance and the numerous other expenses and bills that property owners have?????</p> <p>You protect have no problem allowing massive yearly rate increases to the monopolies and by preventing owners from receiving income are penalizing and destroying the people who have provided housing with the agreement that the renter will pay according to their contract. Yet, the home-</p>
David Thurman	<p>Dear Supervisors: Please do not further penalize landlords by imposing yet another eviction moratorium. Vote no on this agenda item 9. There are plenty of protections for renters as it stands, and by imposing an ordinance on cities throughout the county you are making it even more difficult for landlords to provide good, clean, high quality housing. We already have eviction controls and many, many rental protections. What you are doing with this kind of proposal is actually enabling those who violate leases, so they cannot be evicted even for legitimate reasons and abuses. Many landlords are small, mom & pops, and what you really are doing is telling them — and those who might consider offering rental housing — that LA County is not the place to offer it. This kind of proposal actually simply furthers a project already well underway — to eliminate more housing as landlords give up in frustration and simply leave the market. Reducing rental housing is the real outcome. Let's be rational about what this kind of approach will do, and vote against this unbalanced proposal. Thank you.</p>
Diana Turner	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and</p>



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	<p>maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Dimitrios Amiridis	<p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs.</p>
Duane Alleman	<p>I strongly oppose the eviction moratorium for LA County proposed by Supervisor Lindsey Horvath. It is a completely imbalanced recommendation that only requires the “attestation” of a tenant’s financial impact from the fires. As such, it puts an undue burden on landlords to file an unlawful detainer in order to challenge the tenant’s claim.</p>
DURU P DALWANI	<p>I oppose the moratorium on rent freeze and tenant eviction</p>
Elizabeth Broen	<p>Honorable Supervisor,</p> <p>I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p> <p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Emma von Jansky	<p>It vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p> <p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and</p>



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	homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse.
Erica Walter	
Frank A Palase	See attached document
Fred Sutton	
Gregory Stromberg	This is not a good solution to the problem. It is overreach and again the landlords providing the housing are the ones who bear the burden. Find a better solution.
Hema Hatti	
Hugo Alvarez	Unfair. For homeowners who experience raising costs on taxes and insurance
Irene Parker	
isabel villarreal	I respectfully urge you to oppose Item 9—a measure that overreaches and exploits the tragic wildfires for political purposes. This proposal would allow renters countywide to avoid paying legally owed rent for an entire year without any verifiable proof, through an eviction moratorium. (see pdf attached)
Jack E Tanner	I believe that rent control is a counterproductive policy response, which lowers housing affordability and availability, property maintenance and home values. Rent control in all forms, including eviction moratoria, discourage investment in rental housing construction, forces landlords to reduce maintenance of rental housing, and acts as a major negative stimulus to expanding or sustaining rental housing. Rent control and eviction moratoria also lower property values and erode property taxes.
Jensen Jen	Honorable Supervisor, As a lifelong Angeleno I wanted to do my part for those impacted by the fires and I rented out properties at a discount to those affected as a show of solidarity with my fellow community members. And in return I feel like I am punished. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. Please vote NO on Item 9.
Jeremy Shelton	Honorable Supervisor, I respectfully ask you to oppose Item 9 –Coming off the COVID restrictions,



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	the housing providers cannot take another round of this! Most are just single property owners and will suffer from those who choose to take advantage of the system. Please vote NO on Item 9.
John Clark	strongly oppose the rent freeze proposed by the Board of Supv.
Judith Rubins	
Justin Rayside	The code is too broad and will be abused and hurt land lords who are barley holding on to what they have.
Karly Tetlow	<p>As a resident of Calabasas, and I'm appalled that you're allowing toxic ash from the Palisades fire to be dumped at the Calabasas Landfill, which is located in a residential neighborhood, near schools and parks. This decision was made with NO input or consultation from our city council or residents. This decision is completely irresponsible, dangerous to the health of our community, and illegal. Having heard from multiple experts, including representatives of the Army Corp of Engineers, there is NO way to separate the toxicity in the ash of a fire of this magnitude, so there's NO way to guarantee that the debris coming to our RESIDENTIAL NEIGHBORHOOD is not hazardous and won't jeopardize our long-term health. There are multiple schools within a one-mile radius of this landfill – you are endangering the health of our children!</p> <p>Yesterday at our City Council meeting, we learned that this decision was made without ANY consultation from our city council or residents. We also learned that the County intends on starting this dumping NEXT WEEK. We are shocked and outraged at the lack of transparency and the reckless speed at which this is moving, with NO regard for our environmental and health considerations! The Calabasas landfill is one of the only landfills in a residential neighborhood. The City of Calabasas has a population of 22,000, and neighbors Agoura Hills (population 20,000), Westlake (population 7500) and Woodland Hills (population 80,000). The health of all those people could be impacted! As an elected official, it is your job to protect the health and safety of all your constituents. We implore you to reconsider this decision, advocate on our behalf and direct the disposal of the fire ash and debris to a place with no or less residential impact. That is the safest and most responsible course of action. Calabasas is a wildly inappropriate place to dump this fire debris. We urge you strongly to stop this hazardous move before it is too late.</p> <p>Sincerely.</p>
Karynne Thim	<p>I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p> <p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly</p>



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				<p>help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
			<p>Katherine Johansen</p>	<p>Highly oppose an eviction moratorium that broadly extends to self reporting residents they do not have to pay rent if they claim they are housing a wild fire victim. During COVID residents only had to self report, and many made false claims in order to obtain benefits as the landlord was prohibited from requiring further documentation as proof of need. I was the victim of residents who worked during COVID but claimed hardship. I endured a total loss of \$265,000 during this time. I obtained judgments against some but was unable to collect because I can not find them. Eviction Moratoriums put the burden of the cost of housing on private property owners and do not address the true issue of how to help fire victims pay for housing when they have no insurance. Further an eviction moratorium applied without like compensation to the property owner to cover costs to house a person claiming wild fire hardship without documentation allows them to live free of paying rent for the services they consume, but demands that the property owner continue to pay the cost of that housing in the form of property taxes, mortgage, insurance, repairs, staff and utilities. Isn't this the definition of taking of private property for public use? Therefore, funds must be available to property owners and the County must require residents to verify hardship. The burden to house wild fire victims should not fall on the public property owners without due compensation. Treat people equally. I am opposed to an eviction moratorium of any kind without just compensation having lost thousands of dollars during COVID resulting in selling five of our properties. I couldn't afford to keep them. But honestly you don't care what it cost private property owners. As long as we continue to endure this mistreatment of providing free housing you'll continue to push the cost of housing the public to private property owners. Another reason I am trying to sell all our properties in California because we Fair Housing doesn't seem to apply to us; only to the residents. I strongly Oppose the eviction moratorium. Instead implement a program to compensate housing providers who provide their service to qualified wild fire victims that lack catastrophic insurance that would otherwise cover their housing cost. Stop providing global or blanket permission to residents to make claims so that they can take advantage of the property owner without consequences.</p>
			<p>Kimiah M Wyer</p>	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p>



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	<p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9</p>
Kris M Terrill	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Kristen Smith	<p>Please stop shifting the burden onto landlords—you're just transferring one person's hardship onto another. If the concern is truly about helping, let the county step in and provide rent assistance for a year. Forcing private property owners to shoulder this responsibility only creates unfair financial strain.</p>
Lal H Duwage	<p>I strongly oppose county wide eviction Moratorium. Please stop hurting housing providers.</p>
Laura Akinnagbe	
Leon Khachooni	<p>February 17, 2025 Via Electronic Mail Only</p> <p>Hon. Board Chair Barger and Supervisors of County of Los Angeles 500 West Temple Street Los Angeles, California 90012</p> <p>SUBJECT: Item 9 – Keeping Wildfire Impacted Workers Housed (Oppose)</p> <p>Dear Honorable Board of Supervisors,</p> <p>Though obviously well-intentioned, the recommendation submitted by Supervisor Horvath is premature and ill conceived. It is ill conceived in that it mimics the COVID rent protections without considering the many failures</p>



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	<p>those programs produced. The first of which is an absolute disregard for the compounding of cost, to all parties involved; namely the tenant, landlord, and the courts.</p> <p>How is the cost of self-attestation comparable to that of filing an unlawful detainer? And I have to ask, what is meant by the term “without-penalty” regarding filing an unlawful detainer? Anyone with any knowledge of the process would not call that “without penalty.”</p> <p>The second problem with copying this model is the timeframe. This is not an ongoing, multi-year, global pandemic and does not warrant these measures. Establishing this protection for an entire year, with an open-ended renewal clause only reveals how unsuited the entire proposal is to meet the need.</p> <p>The third issue is that it is premature. By its own admission, through the direction given to the Director of Consumer and Business Affairs, the Board has no idea of the scope or scale of the problem. Please, we ask the Board to reject this recommendation and come back with a proposal based on quantifiable need, offering direct rental assistance and job search support.</p> <p>Sincerely, Leon Khachooni, Executive Director Foothill Apartment Association</p>
Lindsay Jaime	
Lisa E Moule	<p>I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p> <p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
lourdes J garrison	This proposal will only make the housing crisis worse, deter investment, and



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	<p>make it harder for housing providers to continue to operate. The eviction moratorium is completely unnecessary given other new, local ordinances already in place and the governor's executive orders along with substantial rental assistance that has become available through FEMA, Los Angeles Economic & Workforce Development Department (EWDD), LA Region Worker Relief Fund, LA Rises, California Community Foundation and many other non-profit and for-profit entities as well as unemployment benefits from the state.</p> <p>Item 9 proposes to institute a one-year eviction moratorium (from February 1, 2025 to January 31, 2026) for nonpayment of rent, unlawful detainer actions, and other terminations of tenancy due to economic hardship related to the fires. While intended to provide relief, this policy is unnecessarily broad and risks significant unintended consequences, particularly as it relies on self-attestation of hardship, which was abused during the pandemic and left many housing providers unable to recover losses.</p>
Lynn O James	This is very unfair and not the accurate way to help those poor people that were directly impacted in the wildfires!!!
Manijeh Tehrani	
Marcela Paez	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9</p>
Maria Brown	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and</p>



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	<p>homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Marjorie B Crow	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Mark Applegate	<p>This item is not thought out well and would have a big impact on property owners.</p>
Marvin Byrne	<p>Over \$650 million dollars has been raised for fire relief in addition to a \$2.5 billion state legislative aid package. With substantial resources available, housing providers should not be forced to shoulder such a burden without compensation.</p>
Melvyn Nefsky	
Michael Adkins	<p>There are other funds and help available for the victims of the tragic fire. There is no need to place a burden on ALL landlords in LA Coounty, the vast majority of which have no connection to the fires.</p>
Mickey R Knickerbocker	<p>Honorable Supervisors, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p>



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	<p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Mitchell Graves	Do not add further burden for landlords throughout LA County when the fires only impacted small areas of the county
Monica De Baca	
Nancy Baune	See attached letter, thank you!
Natalie Barnes	I strongly oppose a county wide issuance such as this. Landlords can't afford to house affected fire residents without pay. This will severely damage a greater amount of LA County residents. STRONGLY Oppose.
Nicola Lagudis	I am a senior citizen who owns two rental condos as part of my retirement. My rents are already under market price. I find it punitive to always expect housing providers to be the solution to every problem. This plan was a disaster during the Covid years - and devastating to many landlords. Food, clothing, transportation and another of items are also needed, but I don't see a push to require those industries to provide free products and services .
Nicole Niquette	Strongly oppose.
Nicole Pletkovich	<p>Honorable Supervisor,</p> <p>I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p> <p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers. LA County residents deserve effective</p>



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	<p>housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p> <p>Nicole Pletkovich local Realtor</p>
Offended Landlord	<p>I'm sick of this. How can housing providers continue to give free rent. I had a tenant pay nothing for two years during covid. This will just encourage the same people to pay nothing again. It doesn't help the tenants. I learned my lesson from Covid. You don't keep rent TOO low because you attract losers who just want everything for free. I gave cheap rent once and now I never want to do it again. The tenant didn't appreciate it and neither did the LA County Board of Supervisors or any other politician. You keep this up and no one will want to be a landlord. I see no reason why I should have to pay property taxes and provide free services for people who treat me like dirt. I wouldn't want to purchase in Los Angeles County again.</p>
Patricia A Haught	<p>Please vote NO on Item 9!! Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes and maintenance costs are already overwhelming. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest or other legitimate costs for an entire year related to deferred payments, late payments or non payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers and property owners. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9!!</p>
Patrick Williams	
Patrick J Hart	<p>In 2021 under Covid rules, I inherited two holdover tenants in two different situations. Both were drug addicts that made a mess of the house and the other the unit and disturbed the whole complex in the early morning staying up on a high. One of the tenants was so high he drove his Ford Explorer into the building of another tenant when arguing with his addicted girlfriend after the first girlfriend died. I paid him 4000 to get out in under 30 days! The other tenant stayed 9 months free until a family member stepped in to move him and his mother. The owner couldn't sell his parent's home to complete the estate. That is what I call having no control over your assets. Only those that hold real estate have to endure such hardship and nightmares. Small owners will sell to big corporations at a discount to get away from thier headaches! Patrick Hart Realtor since 1979.</p>
Paul Yu	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p> <p>Housing providers are community members and constituents too – struggling</p>



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	<p>to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
<p>Paul E Little</p>	<p>Hello. Thank you for your service to your constituents and LA County.</p> <p>I believe you may be thinking enacting an eviction moratorium for those impacted by the recent fires is good policy. And it may make some sense in the short term. (As people recover from the shock of their losses, I certainly would hope compassion overrules other considerations, including rent payments that may be due.)</p> <p>However, what happens a year from now when the 12 months in arrears bill comes due? Are tenants going to be able to pay back the 12 months of rent they owe? I think not. It will just hasten evictions for non-payment twelve months from now.</p> <p>What is to keep tenants from abusing the moratorium and not paying even if they are able?</p> <p>Best would be to let tenants and rental property owners work out any arrangements necessary to keep those displaced persons housed and insure rents are paid on a reasonable timeline.</p> <p>Sometimes a blanket solution that applies to everyone is not the best approach.</p> <p>This is one of those cases.</p> <p>Thank you.</p>
<p>Ravinder Pasupuleti</p>	
<p>Ray Joseph</p>	
<p>Ron Huang</p>	
<p>RON A BERKE</p>	<p>I STRONGLY DISAGREE</p>
<p>Ronald Werner</p>	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an</p>



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	<p>entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Rosanne Krikorian	<p>I have heard numerous public officials begging people who have property which could be made available for housing to provide that housing to people who lost their homes in the recent fires. Who in their right mind would do that if they knew they could not ask people who did not work out well as tenants to leave? Or, if they needed the property back for the owner's own use, they could not ask the tenants to leave? Not only should this measure be defeated, just cause eviction rules should be suspended if the county really wants people to offer their property to house fire victims. People want to help but don't want to put themselves in jeopardy of ending up in a bad situation they can't extricate themselves from.</p>
Salim Patel	<p>I have personally experienced tenants misusing the system to stay rent-free for many months and blatantly disregarding the law. Government officials have been hijacking legal lease contracts to keep the tenants happy at the cost of landlords.</p>
Sally Cohen	<p>I do not agree that ALL OF LA COUNTY SHOULD BE told that Landlords cannot evict renters from their property. Only the fire AREAS SHOULD BE UNDER THIS MANDATE. My rental home is not in any fire area. Please vote NO on this agenda item.</p>
Sam Sger	
Sandra Bruce	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p>



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	Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.
Scottie D Gadsby	I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.
Sean Aron	These very broad eviction moratoriums need to stop! They drive up rental costs and reduce development in an area that is desperately in need of more housing.
Simon M Gibbons	<p>This proposed eviction moratorium is an extreme overreaction to the challenges posed by the wildfires. It would apply across the entire county rather than in affected areas, it would require only "attestation" by tenants which is open to widespread abuse, and it has absolutely no mechanism to repay the losses that will be incurred by landlords except the very unlikely hope that tenants will somehow repay unpaid rent over a 12 month period after the emergency.</p> <p>Those of us who lost tens of thousands of dollars to false claims during Covid recognize that this is simply an attempt to force private landlords to shoulder the costs of social care. This is not a reasonable or proportionate response, and it will deter landlords and other investors from the vital task of rebuilding housing for the County.</p> <p>Please do not vote for this knee-jerk response.</p>
Stephen Meade	<p>The biggest component of our housing problem is that we don't have enough of it. Measures like this not only fail to solve the underlying housing shortage they exacerbate it in the long-run, providing a disincentive to future housing development and increasing housing costs.</p> <p>In the short-run, I don't believe this motion will do anything to help those affected by the wild fires, either. It disrupts the normal process which would create vacancies that displaced family and workers could fill.</p>
Theresa Miller	This proposal will only make the housing crisis worse, deter investment, and make it harder for housing providers to continue to operate. REALTORS® believe that rent control is a counterproductive policy response,



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	<p>which lowers housing affordability and availability, property maintenance and home values. Rent control in all forms, including eviction moratoria, discourage investment in rental housing construction, forces landlords to reduce maintenance of rental housing, and acts as a major negative stimulus to expanding or sustaining rental housing. Rent control and eviction moratoria also lower property values and erode property taxes.</p>
Thomas Maloof	<p>Always attacking landlords continues to only hurt the tenants they are trying to "protect".</p>
Thomas Smith	<p>I urge the board of supervisors to vote NO on agenda item #9. As a teacher who invested money into a property for my retirement and to provide housing, I try to provide a comfortable living environment for my tenants. But, the expenses become overwhelming, and I've had to dig deep into my personal savings in the past few years. A moratorium on evictions can create a situation where I am financially devastated. I don't think this is a good way to support for victims.</p>
Traci Harris	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent. The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
Valerie Alexander	<p>I respectfully ask you to oppose item 9. Landlords are people too and should not be asked to bear the burden of providing financial aid. It is not fair for them to have to cover the costs of delayed rent payments, interest and expenses on rental properties they own for a year plus. This will only make our housing crisis worse by discouraging those that want to provide housing, just like the COVID moratorium.</p>
Vivian Zhang	<p>Honorable Supervisor, I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium. Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in</p>

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		WEN KAI SUNG	<p>Dear County of Los Angeles Board of Supervisors,</p> <p>I own a duplex unit in City of Pomona. I was experiencing a tenant who clearly take advantage of people like me. During Covid 19 periods, he refused to pay rent multiple times, each time happen as soon as he knew County passed the new regulation. We are suffering many stresses. If you pass the new regulation, my tenant going to refuse to pay rent again, even there was not affecting any of Pomona area. Please kindly consider all small pop and mom landlord, oppose the oppose. Thank you!</p>
		Willie Baronet	<p>Honorable Supervisor,</p> <p>I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.</p> <p>Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.</p> <p>The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.</p> <p>Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.</p>
		Xuetao Chen	
	Other	Linda Edwards	If this is firefighters paid or unpaid yes. ALL Wildfire impacted people should be housed if they have less than 100k in the bank. So much money is collected where does it go?
	Item Total	227	
Grand Total		227	

February 14, 2025



Board of Supervisors
County of Los Angeles
500 W. Temple St., Room 381B
Los Angeles, CA 90012

***Re: Public Comment in SUPPORT of the Motion to Keep Wildfire Impacted
Workers Housed***

For the Board's February 18, 2025 Meeting – Agenda Item No. 9

To the Distinguished Members of the Board of Supervisors of Los Angeles County:

On behalf of Bet Tzedek Legal Services, we write in strong support of Agenda Item No. 9, the motion to adopt common-sense protections for tenants who have been financially impacted by the wildfires that have devastated our community. We thank Supervisor Lindsay Horvath for putting this motion forward.

Bet Tzedek is a non-profit legal aid organization that provides free legal services to low-income residents of Los Angeles. Our work includes two different projects dedicated to protecting our clients' housing rights. Our Eviction Defense Program operates as part of Stay Housed Los Angeles, providing legal representation to low-income tenants in unlawful detainer proceedings throughout Los Angeles County. Our Preventing and Ending Homelessness Project provides legal services and advocacy to families and individuals experiencing homelessness or who are at risk of becoming homeless, including defending unlawful detainer matters, addressing broader scope housing problems, accessing public benefits, and various other issues. We are proud to represent members of our community without regard to immigration status.

We fully support the motion to establish basic eviction protections for low-income families and individuals who have been financially impacted by January's wildfires. Los Angeles was dealing with a housing crisis even before facing one of the most devastating natural disasters in our history. Now, low-income residents who were already struggling to pay spiraling rents are dealing with a wide range of new challenges: loss of jobs or severely diminished income as their employers burned or saw major downturns in business that prompted lay-offs or reduced work hours; loss of support networks as their communities were disrupted; increased household expenses as they sheltered displaced family members or traveled longer distances to work or take their children to school; and rampant price gouging, just to name a few.

Without simple, reasonable protections, many of these members of our community will be evicted, making the already disastrous impact of the fires on our community far, far worse.

Along with the sheer human toll of these residents losing their homes, this would greatly exacerbate Los Angeles's homelessness problem, and have severe consequences for Los Angeles's long-term financial recovery from the fires. Moreover, as has been documented in monitoring the recovery from the COVID-19 pandemic and other major fires that have struck our state with increased regularity in the era of climate change, the impact of major national disasters is often not equally distributed, with low-income individuals and people of color bearing a disproportionate share of the losses. Low-income workers are particularly vulnerable to many of the negative consequences caused by disasters like this, such as price gouging, housing insecurity, and loss of short-term income; and low-income individuals often struggle to access government relief programs. Providing a baseline level of eviction protection for County residents will provide critical stability to vulnerable members of our community.

Finally, while this proposed motion provides certain tenant protections, it is important to understand what it does and what it does not do. Contrary to what landlords and other opponents of the motion may claim, it would **not** create an eviction moratorium. Rather, this motion creates a procedure for tenants to notify their landlords of their inability to pay rent due to financial impacts of the wildfires in a timely fashion and, provided they do so, provides for an affirmative defense in any subsequent unlawful detainer proceeding for non-payment of rent. Landlords, if they wished, would still have the opportunity to dispute this point by filing an unlawful detainer case, and the tenant would bear the burden of proving this defense in court, by demonstrating how the wildfires had hurt them financially. The applicability—or not—of the protection would ultimately be decided in court, by a judge or jury, after full due process of law.

Passing this motion is an important step forward in protecting our community and recovering from January's wildfires. The need is urgent—more than a month has gone by since the fires, and tenants are already being forced into eviction proceedings due to lost income. If the Board does not act quickly, this number will grow significantly in the coming months. While relief programs are doing their best, they tend to move slowly, and many people will fall through the cracks. Unlawful detainer proceedings do not wait, which is why the Board should not wait to protect County residents. That is why we urge the Board to support this motion.

Sincerely,

Nicholas Lampros
Nicholas M. Lampros

Staff Attorney
Impact Advocacy Project
Direct: (408) 479-4844
Email: nlampros@bettzedek.org

February 17, 2025

Honorable Supervisor,

I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.

Housing providers are community members and constituents too – struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of **delayed rent payments**, interest, or other legitimate costs for an entire year related to the late payment of rent.

The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach. Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.

Respectfully,

Traci Harris

Christina Amiridis
29901 Avenida Magnifica
Rancho Palos Verdes, CA 90275
310-303-0695

February 17, 2025

RE: Please vote NO on Item 9

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Sincerely,

Christina Amiridis

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Christina Amiridis
29901 Avenida Magnifica
Rancho Palos Verdes, CA 90275
310-303-0695

February 17, 2025

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Sincerely,

Christina Amiridis

Dimitrios Amiridis
29901 Avenida Magnifica
Rancho Palos Verdes, CA 90275
310-922-1798

February 17, 2025

RE: Please vote NO on Item 9

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I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.

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Sincerely,

Dimitrios Amiridis

Dear Council member,

I am a small apartment building owner. Rents were frozen during COVID and long past the COVID emergency. During that time , utility costs including water power, increased as did insurance, rubbish costs and costs to maintain or repair property. LAHD registration fees were never suspended or reduced. Landlords were forced to bear the entire burden.

As a direct result of the COVID rules that enabled tenants to live rent free for years I was forced to sell a building that I could not afford to maintain.

I was never able to collect the unpaid rent. The reality was I had to file suit in court to get a judgement and then the judge allowed the tenant to pay the judgment in monthly installments that would take several years to pay off.

I understand the concern for people who were directly affected by the recent fires.

The language of the proposed ordinance unfairly and unjustly burdens landlords and is overreaching in both its terms and duration.

People lose jobs all the time their situation changes and it is not the landlords responsibility to subsidize their tenants.

The proposed ordinance allows people to live rent free for 1 year. This is much too long and totally unfair to landlords. A 3 month period should be the maximum. This gives tenants ample time to file and receive wildfire relief under the multiple support programs.

The language in **item a.11** should state a specific income threshold and tenants should have to provide the landlord proof of income by a tax return.

The language in **item a.111.** is overbroad and there is no measurable way to prove a tenant is “ actively seeking employment”. **This should be deleted from the proposed ordinance.**

The language in **item d. and e.** basically means that a tenant can live rent free for 2 years. The tenant has to repay “within 12 months of the expiration or termination of the protected period.” If the ordinance is passed as written, the tenant can live rent free for 12 months and then has another 12 months to repay the unpaid rent.

After the 24 months ,the landlord must file a civil action against the tenant, pay all court costs, get a judgement and then collect the judgement for unpaid back rent. Based on my experience with COVID this was impossible.

Tenants who were actually impacted, should have a right to relief but the entire burden should not be placed on landlords.

Not all landlords are rich and we are only starting to recover from the severe losses incurred during COVID.

It's time the city share any costs when there is an emergency situation.

If the City is in a position to do this it should subsidize all tenants or at the least give landlords some compensation for the burden.

Some ideas would be to reduce or suspend LAHD registration fees, renegotiate rubbish costs (which were imposed on all landlords with no public input) . In addition, the City could freeze all insurance costs, freeze any and all utility costs .

Even the State of Calif has only extended property tax relief to certain zip codes DIRECTLY impacted by the fire.

The City needs to find a more equitable solution than putting the entire burden on landlords.

Thank you,

Judith Rubins

OPPOSITION TO THE PROPOSED RENTAL PROTECTION MOTION

February 18, 2025

Los Angeles County Board of Supervisors

Honorable Members of the Board,

I write to formally oppose the proposed motion that seeks to prevent the eviction of tenants affected by the January 2025 Windstorm and Critical Wildfire Events while providing no substantial relief for landlords, particularly small business owners who rely on rental income for their livelihood.

Undue Burden on Small Landlords

While I have deep compassion for those who have lost their homes due to the devastating fires, shifting the financial burden entirely onto small landlords is neither fair nor sustainable. Many rental property owners are small business owners who depend on rent payments to cover mortgages, taxes, and maintenance costs. This motion effectively places landlords in financial jeopardy with minimal recourse to recover losses.

The County's response to the wildfires should not result in another crisis where small business owners, who also play a crucial role in the housing market, are forced into financial ruin. Without rental income, many landlords will be unable to meet their own financial obligations, leading to potential foreclosures, property deterioration, and a long-term reduction in available rental housing.

State and County Incompetence Exacerbated the Crisis

It is important to acknowledge that much of this crisis stems from the failure of state and local authorities to effectively manage wildfire risks and infrastructure. Due to inadequate wildfire prevention and response measures, over **16,000 homes were lost**. Rather than addressing this root issue, the County is now compounding its failures by unfairly placing the burden on landlords—many of whom had no role in this catastrophe.

A More Equitable Solution

Instead of punishing small business owners, the County should establish a **direct aid fund for both displaced tenants and property owners**, ensuring that those affected by the wildfires receive necessary assistance without unfairly depriving landlords of income. A well-structured relief program could:

- Provide direct rental assistance to impacted tenants so they can continue paying their rent.
- Offer financial support to property owners who have lost rental income.
- Prioritize small landlords with **four or fewer units**, who are most vulnerable to

financial distress.

- Establish an expedited claims process so that relief is accessible in a timely manner.

The Current Proposal Creates a Lose-Lose Scenario

Under the current motion, both tenants and landlords suffer:

- Tenants accrue debt that will eventually need to be repaid, further straining their financial situation.
- Landlords, many of whom are small business owners, face **long-term losses, mortgage default risks, and legal battles** to recover unpaid rent.
- The rental market destabilizes, potentially **reducing available housing stock** in the long run as small landlords sell off properties to avoid future risks.

Instead of this unbalanced approach, I urge the Board to **reject this motion in its current form** and instead implement a **comprehensive relief program** that aids both tenants and landlords without jeopardizing the financial stability of small business owners.

Respectfully submitted,

Frank A. Palase

IN OPPOSTION TO AGENDA #9

Honorable Supervisor,

I respectfully ask you to firmly oppose Item 9– it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.

Housing providers are community members and constituents too –struggling to keep up with inflation, skyrocketing insurance rates, taxes, and maintenance costs. We cannot bear the burden of providing financial aid in the form of delayed rent payments, interest, or other legitimate costs for an entire year related to the late payment of rent.

The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.

Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis– not make it worse. Please vote NO on Item

Carol Gilles
310-864-9738

Tuesday, February 18th 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Subject: Opposition to Agenda Item 9 Proposed Countywide Eviction
Moratorium

Dear Honorable Supervisors,

On behalf of the Pasadena Foothills Association of REALTORS® (PFAR) and our members who represent thousands of rental housing providers and property owners across Los Angeles County, we write to express our strong opposition to Agenda Item 9, introduced by Supervisor Lindsey Horvath, which seeks to impose a countywide eviction moratorium for an entire year in response to the recent wildfires.

While we understand and support efforts to assist those truly in need, this measure is a gross overreach that unfairly places the entire financial burden of disaster recovery on small housing providers. The proposed blanket eviction defense for non-payment of rental without requiring any verifiable proof of financial hardship is ripe for abuse and will further destabilize the housing market, leading to fewer affordable rental options in the long term.

Key Concerns with Agenda Item 9:

1. No Verifiable Proof of Financial Hardship - The resolution allows renters to merely self-attest that they were impacted, opening the door to widespread fraud, similar to what was experienced during COVID-19 rent moratoriums.

2. Significant Financial Support Already Available - Renters have access to millions of dollars in assistance from FEMA, insurance carriers, County relief funds, and private organizations such as the California Community Foundation, L.A. Rises, and FireAid.

3. Small Housing Providers Cannot Absorb the Cost - Many rental housing providers are still suffering from unpaid COVID-19 rent debt and cannot afford to subsidize renters for another year. The result will be the forced sale of properties, reducing the stock of affordable rental housing and increasing gentrification.

4. Eliminating Rental Income Harms the Entire Housing Market - This measure ignores the reality that housing providers must pay mortgages, property taxes, and maintenance costs. Without rent payments, properties will fall into disrepair, and more small landlords will be pushed out, consolidating housing into the hands of corporate developers.

A More Balanced Approach is Needed

Rather than implementing another sweeping eviction moratorium that fails to differentiate between those in true need and those who can pay but choose not to, we urge the Board to pursue targeted relief efforts that:

Expand direct rental assistance to affected tenants, rather than shifting the burden onto private housing providers.

Ensure any policy balances the rights of both tenants and property owners to prevent unintended consequences, such as increased evictions once protections expire.

We strongly urge the Board of Supervisors to vote NO on Agenda Item 9 and instead focus on policies that provide targeted, verifiable relief without placing the financial burden entirely on housing providers.

Thank you for your consideration. We look forward to working with the County on solutions that support both renters and property owners in maintaining a stable housing market.

Sincerely,

Sam Sger

Government Affairs Director

Pasadena Foothills Association of REALTORS®

Honorable Supervisor,

I respectfully urge you to **oppose Item 9**—a measure that **overreaches** and exploits the tragic wildfires for political purposes. This proposal would allow renters countywide to avoid paying legally owed rent **for an entire year** without **any verifiable proof**, through an eviction moratorium.

Housing providers are **community members and constituents, too**, already struggling with **inflation, skyrocketing insurance rates, taxes, and maintenance costs**. We **cannot** bear the burden of providing financial aid in the form of **delayed rent payments, interest losses, or other legitimate costs** for an entire year.

Instead of a broad, lengthy moratorium vulnerable to **misuse**, the county should **allocate its significant funding** toward **direct rental assistance, rebuilding efforts, and targeted support** for those truly in need.

Please stop **hurting housing providers**. LA County residents deserve **effective housing policies** that help solve the housing crisis—not make it worse.

Vote NO on Item 9.

Sincerely,

Isabel Villarreal
Realtor
424.200.3219


South Bay Coast Realty
302 W 5th Street., Suite 100-B,
San Pedro, Ca. 90731

February 17, 2025

To whom it may concern,

I am writing to you that I strongly oppose Item #9, The Los Angeles Countywide Eviction Moratorium. I VOTE NO!

**Cecelia Peters
Realtor, DRE#01035099
Beach City Brokers, Redondo Beach**

Hello my name is Daniel Jimenez . I'm from inner city struggle and a member of the Keep LA Housed Coalition. I would like to comment on item 9.

I urge the Board to pass the motion authored by Supervisor Horvath, which will extend eviction protections to tenants in LA County who have been economically affected by the devastating wildfires. It is not a blanket eviction moratorium, it has several requirements and safeguards, and tenants must pay back any unpaid rent. This is a narrow, crucial protection that will not be abused. Thank you to Supervisor Horvath and SD3 staffers for your efforts.

Keep LA Housed supports the County's efforts to protect both renters who have been displaced by the fires and renters who lost their jobs due to the fires. We encourage you to pass this motion as is, so that the ordinance can be completed and implemented as soon as possible. The fires were over a month ago and affected tenants need support now.

Thank you.

February 17, 2025

Honorable Supervisor,

I respectfully ask you to firmly oppose Item 9 – it vastly overreaches and exploits the tragic wildfires for political purposes by allowing renters countywide to avoid paying legally owed rent with NO verifiable proof for an entire year through an eviction moratorium.

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The county should utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected. A broad and lengthy moratorium, open to abuse, is not the right or responsible approach.

Please stop hurting housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse. Please vote NO on Item 9.

Sincerely, Monica De Baca

February 17, 2025

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I encourage the county to utilize its current accrual of significant funding for aid and homelessness with direct rental assistance, rebuilding and efforts that truly help those genuinely affected.

A broad and lengthy moratorium, which is open to abuse, is not the right or responsible approach.

Please consider a more effective approach that stops the broad abuse to area housing providers. LA County residents deserve effective housing policies that defeat our housing crisis – not make it worse.

Please vote NO on Item 9.

Thank you for your consideration,
Nancy Baune
Resident and small rental property owner



Foothill Apartment Association

596 N. Lake St. ste. 204
Pasadena, CA 91101

February 17, 2025

Via Electronic Mail Only

Hon. Board Chair Barger and Supervisors of County of Los Angeles
500 West Temple Street
Los Angeles, California 90012

SUBJECT: Item 9 – Keeping Wildfire Impacted Workers Housed (Oppose)

Dear Honorable Board of Supervisors,

Though obviously well-intentioned, the recommendation submitted by Supervisor Horvath is premature and ill conceived. It is ill conceived in that it mimics the COVID rent protections without considering the many failures those programs produced. The first of which is an absolute disregard for the compounding of cost, to all parties involved; namely the tenant, landlord, and the courts.

How is the cost of self-attestation comparable to that of filing an unlawful detainer? And I have to ask, what is meant by the term “without-penalty” regarding filing an unlawful detainer? Anyone with any knowledge of the process would not call that “without penalty.”

The second problem with copying this model is the timeframe. This is not an ongoing, multi-year, global pandemic and does not warrant these measures. Establishing this protection for an entire year, with an open-ended renewal clause only reveals how unsuited the entire proposal is to meet the need.

The third issue is that it is premature. By its own admission, through the direction given to the Director of Consumer and Business Affairs, the Board has no idea of the scope or scale of the problem. Please, we ask the Board to reject this recommendation and come back with a proposal based on quantifiable need, offering direct rental assistance and job search support.

Sincerely,

Leon Khachooni,
Executive Director
Foothill Apartment Association



California Apartment Association
Los Angeles County

February 18, 2025

Board of Supervisors
Los Angeles County
Via Electronic Mail Only

RE: Item 9 – Oppose: Proposed Eviction Moratorium

Dear Honorable Supervisors,

The California Apartment Association (CAA) represents local housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. We are committed to promoting fair and equitable housing policies in LA County.

We strongly oppose item 9, which proposes a one-year eviction moratorium for nonpayment of rent due to economic hardship related to the fires. While we understand the intent to provide relief to those affected, this policy is excessively broad and will result in significant unintended consequences.

The Board has already instituted emergency protections for individuals displaced by the fires. This proposal goes far beyond these measures, implementing a prolonged and countywide ban based on self-attestation of hardship, with little to no verification. As seen during the COVID-19 pandemic, self-attestation policies were widely abused, leaving many housing providers unable to recover their losses. Furthermore, over \$650 million has been raised for fire aid, in addition to a \$2.5 billion state relief package. With substantial resources available, rental operators should not be forced to provide housing without compensation. Housing providers rely on rental income to maintain their properties, pay mortgages, and conduct necessary repairs.

We have seen the long-term consequences of similarly extreme policies during COVID-19, including prolonged litigation, deterred investment, and increased housing shortages. Unlike the pandemic, there is no citywide unemployment crisis or stay-at-home mandate that would justify such extreme measures. Regulatory uncertainty has already driven housing investment away from the region, further reducing supply and driving up rental costs.

Housing providers are small business owners who are committed to maintaining quality housing and working with tenants in times of hardship. Rather than imposing extreme policies that discourage housing availability, the Board should focus on creating a direct rental assistance fund that provides meaningful aid to those in need. This localized tragedy needs tailored responses, not bureaucratic overreach which will make our housing crises worse.

Thank you for your consideration.

Sincerely,

Fred Sutton
California Apartment Association

The Rent Brigade
www.rentbrigade.org
stoprentgouging@gmail.com

February 18, 2025

Board of Supervisors
County of Los Angeles
Kenneth Hall of Administration
500 West Temple St.
Los Angeles, CA 90012
(213) 974-1411

Re: February 18, 2025 Agenda Item 9

Dear Board of Supervisors,

We are a collective of tenant organizers, advocates, web programmers, designers, researchers and other Angelenos that formed in response to widespread rent gouging in the wake of the recent Los Angeles fires. Our collective maintains the Tracking Rental Price Gouging in Los Angeles spreadsheet¹—which is recognized as the most comprehensive database on fire-related rent gouging in Los Angeles to date. We respectfully submit this public comment to urge you to **act on Agenda Item 9 at this Tuesday's Board of Supervisors meeting and pass a fire emergency eviction moratorium.**

With over 10,000 homes lost in Palisades and Eaton fires, it is imperative that an eviction moratorium be passed to prevent further displacement throughout Los Angeles. Los Angeles should follow the example of Sonoma County, which authorized an eviction moratorium just last week in response to the heavy storms in Northern California.²

An eviction moratorium is essential not only to avoid additional displacement of Angelenos from their homes, **but also because a moratorium on evictions for non-payment of rent for tenants impacted by the fires removes some of the incentive for landlords to engage in rent-gouging.** Sitting tenants should not be pushed out from their homes just so that those same homes can be returned to the market at higher rates.

The item up for vote today should be considered the floor—as it is far from what is needed to stabilize the County at this moment. People are being evicted, rapidly, for no-fault under owner-move-in provisions in state law. Several tenants have reached out to The Rent Brigade who are facing evictions because their landlords have lost their homes and are looking to recover their rental properties. In all of these cases, the

¹ See the database here
https://docs.google.com/spreadsheets/d/1RXWxLqTyWvAuq8A0PgaBuWeEn_G6qTLYTZ8lfNEaNw.

² See coverage about the recent Sonoma County moratorium
<https://www.pressdemocrat.com/article/news/sonoma-county-evictions-atmospheric-river-storm-emergency/>

tenants have moved and none have received relocation assistance. In most cases, the landlords did not even follow the right procedures for eviction: tenants simply received texts or emails demanding that they move out. Tenants such as these, who are evicted indirectly because of the fires, are not eligible for the same kind of assistance as those who had their rental unit destroyed directly by the fires.

Our most recent data from the start of the fires through February 17, the date of this public comment letter, found 4,999 listings throughout Los Angeles County that were listed at rates far above the fair market rental rate. Of those, 524 listings were posted online within the last week. Still, only FOUR people have been criminally charged. The County must do more to hold real estate actors accountable.

Although some measures have been implemented at the city, county, and state level to mitigate some of this rent gouging, an eviction moratorium will protect the countless other renters who have lost their jobs in the aftermath of the fires while discouraging landlords from baselessly evicting tenants only to relist those same units at higher rates.

Therefore, we urge the Board of Supervisors **to pass agenda item 9 and an eviction moratorium pausing all no-fault evictions.**

Sincerely,

The Rent Brigade